

## **THDA Emergency Repair Program for the Elderly**

### **Questions and Answers**

- Q: Mrs. Smith is an elderly homeowner living alone with no relatives and is income eligible. The house she is living in has many serious problems, poor foundation, bad electrical wiring, a leaky roof, a poor heating, /air condition system. We are not going to be able to bring the house up to code, or even fix all of the deficient systems. What should we do, what can we do?
- A: The program is not intended or is it required to bring the house up to code. The project administrator with the assistance of the homeowner should prioritize the most critical defects, correct them as completely as possible, and then move on to the next defect. At the end while not every defect will be corrected Mrs. Smith should be better off than before.
- Q: Mr. Brown needs a new roof, a new hot water heater, and a new electric panel box. A church is willing to donate labor and material for the roof. How do we count the material and labor toward the match?
- A: The dollar value of the roofing material is documented by the purchase invoice. The value of the labor is determined by the number of hours worked times an hourly rate. The hourly rate could be the minimum wage, or the going wage for roofers determined by calling a roofing company. The value of the roof could also be determined from a bid submitted by a roofing company. The key, to determining valuation of a donation, is it supported by reasonable documentation.
- Q: Mr. Jones is forty-two years old, disabled in a wheel chair, he and lives alone. He needs a ramp and a new roof. Can we help him?
- A: No. The program is for the elderly (over 60). THDA also works in partnership with USDA Rural Development with the Rural Repair Program which assists homeowners who are disabled or elderly. Contact the USDA Rural Development Office in your area for assistance.
- Q: Mrs. Brown is eligible in every way except that her house is in such bad condition that she can not live in it ( the heating system completely broken) she has lived in the house for years but was forced to move in with relatives. Is she eligible even though she doesn't meet the one year occupancy requirement?
- A: Yes she is eligible. If she could she would be living in the house. The goal of the program is in enable the elderly to remain in their homes.

- Q. Mr. Smith received two estimates for the work. The second is a thousand dollars higher but seems to be more detailed and realistic than the first estimate. Can he use the higher estimate?
- A. Yes. The program does not require that the lowest estimate or bid be taken. However, if the low bid is not used a written justification is required.